



Unique Villa On Dalmatian Coast First Row To The Sea Private Area



Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for:	Sale
Price:	USD 4,655,114.82

Location

Country:	Croatia
State/Region/Province:	Zadarska Zupanija
City:	Zadar
Posted:	Jul 12, 2025
Description:	
Location:	Zadarska županija, Zadar, Diklo.

An exclusive villa for sale located in the first row to the sea in Novigrad, Zadar.

This is a unique villa on the entire Dalmatian coast.
The villa offers maximum privacy and is spread over a plot of 1100 m2.

It consists of a ground floor and a first floor.

The ground floor consists of:

- covered entrance area, hallway and staircase,
- large living room with dining room and kitchen,
- gallery
- separate wellness room consisting of: indoor pool, sauna, bathroom, kitchen and bar
- laundry room, storage
- smaller covered terrace with outdoor kitchen and larger covered terrace (net area of 212.18 m2).

This unique villa has an outdoor pool of 90 m2.
Both pools in the villa are heated and illuminated, and the indoor one also has additional counter-current swimming.



The pool has a floor plan of 11.05 m x 14.55 m.

On the first floor, which is accessed by internal stairs, there are:

- 4 master bedrooms with en-suite bathrooms, glazed and illuminated wardrobes and with their own terraces and most importantly, with sea views.
- staircase, hallway with gallery and designed Italian lighting

The luxury equipment of the property, complemented by designer furniture, includes:

- Underfloor heating with heat pumps- water underfloor heating throughout the villa and all rooms
- Hot water from a heat pump
- Italian ceramics 120x60 cm in bathrooms and other areas
- Wifi heating control via air conditioning system
- High interior doors 230 cm high - veneer
- Indoor heated pool with counter-current swimming of 30.47 m2 with Italian glass mosaic - lighting
- Hansgrohe built-in faucets - Villeroy&Bosch
- Panoramic windows with Cortizo Cor Vision
- Toshiba Haori air conditioning
- Wood-burning fireplace
- Glass railings on the gallery and balconies for safety and modern design
- Remote-controlled curtains
- Mediterranean garden with Mediterranean herbs, olive trees and palm trees
- Outdoor infinity pool 110 m2 with Italian glass mosaics
- More than 4 parking spaces
- Outdoor kitchen
- Outdoor TV by the pool
- Remote-controlled exterior doors
- The villa is connected to the city sewerage system!!
- It is located on the last plot in the construction zone, which ensures privacy and peace

The villa is fully equipped and ready to move in: IMMEDIATELY!

The villa is heated by a heat pump system. The single-pump system consists of an air-cooled outdoor unit connected to an indoor unit.

5-star classification - income during the tourist season can reach 200,000 euros.

Novigrad is located near four national parks: Paklenica, Plitvice Lakes, Kornati and Krka. The city has restaurants, cafes, shops, a couple and beaches.

Novigrad, a charming coastal town near Zadar, offers essential amenities such as a medical clinic, restaurants and cafes by the sea. The town has a modern sewage system, a school, a fire station, a post office and a children's park, making it a pleasant and family-friendly place to live. Novigrad is conveniently located approximately 26 km from Zadar and 20 km from Zadar Airport, which allows easy access to the town and air transport options. Its picturesque location and practical amenities make Novigrad an attractive location for both residents and visitors.



ID CODE: 549

Ivana Ančić
Voditelj ureda
Mob: ... , ...
E-mail: ...

...
Built: 2025

Common

Bedrooms: 4
Bathrooms: 5
Finished sq. ft.: 530 sq m
Lot Size: 11000 sq m

Room details

Total rooms: 6

Building details

Parking: Yes
Outdoor Amenities: Pool
Number of Floors: 2

Rental details

Furnished: Yes

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/TXAW-T482/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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